



Monument Manor Neighborhood Association

PO Box 892 • Joshua Tree, CA 92252

www.monumentmanorneighborhood.com

**Virtual Board Meeting via Zoom (set-up by Dan)
Tuesday, September 7, 2021 @ 5:00pm**

Minutes approved by the Board at October 19, 2021 meeting

Attendance: Dan Stork, Linda Doyle, Kevin Powell, Ron Bastrup, Bill Gilman, Robin Rorex & Jen Gagner, Ken Lord, Mark Walsh, Frank Paul, Geary Hund, Steev Beeson, Will Harner.

Meeting was recorded.

Agenda items

1. Approve **June 1, 2021 board meeting minutes**

Minutes were reviewed. Dan asked if there were any questions/corrections/discussion for June 2021 minutes. Bill Gilman made motion to accept June 2021 minutes. Ron Bastrup seconded motion. No objections were noted. No one was opposed. **Minutes were adopted.**

2. Bill Gilman raised the issue of neighbors making improvements to the roads without MMNA involvement. One issue involves Greg Epperson's property on Singletree.

To do: Bill Gilman will continue conversation off-line with Greg Epperson, Sean Molina and Geary Hund.

3. **Treasurer's report ... Dan Stork**

Dan reviewed treasurer's report and presented the report as a screen share on Zoom.

	2020	General Mtg 2021	Current
Beginning balance January 1	\$11,657.04	\$7,912.97	\$7,912.97
Ending balance	\$7,912.97	\$11,706.70	\$12,197.74
Cash contributions (before PayPal fees)	\$11,780.00	\$4,205.00	\$14,460.00
Mailbox fees	\$300	\$0	\$0
Number of cash contributors	107	27	99
Participation rate	48%+	12% (it's early)	46%
PayPal contributions	40	17	40
PayPal fees	\$223.07	\$82.41	\$189.12
Road labor	\$4,655.00	\$0	\$3,440
Dirt	\$8,800.00	\$0	\$3,500
Liability insurance	\$1,733.26	Est. \$2,000	\$1,696.60
Total road expense	\$13,455.00	\$0	\$6,940
Misc. expenses (PO Box rental, bank fees, mailbox locks, Zoom, incorporation costs)	\$494.78	\$178.98	\$1,598.38
Contributed expenses: Mailing, web site, domain name*	\$111.15	\$81.09	\$296.99
Total expenses (roads, fees, insurance,..)	\$15,906.11	\$260.07	\$10,531.97
* Board Secretary or Treasurer			

Notes

1. Board has authorized additional \$3300 in tractor work. It has not been billed yet, but consider the “true” balance to be \$8,897, and “true” road expense figure to be \$10,240, and “true” total expense figure to be \$13,831.97.
2. We have changed insurance agent and provider. New provider gives us more complete coverage we were seeking, at lower premium than we paid last year.
3. Census of owners: 216 owners, 260 parcels.
4. Membership roster was updated in July, from county records. Recordings generally lag changes of ownership, so roster is not up to date. Another update will be pursued in December.
5. Incorporation costs so far are \$930.
6. Zelle account has been added with US Bank, allowing fee-free contributions and checkless expense payments.
7. Contact person for PayPal account was changed from Ellen Jackman to Dan Stork.

Dan asked if there were any questions/corrections/discussion for Treasurer’s Report. Ron asked for clarification for road expenses 2020 vs 2021. Dan will modify Treasurer’s Report. Ron Bastrup made motion to accept Treasurer’s Report. Bill Gilman seconded motion. No objections were noted. No one was opposed. **Treasurer’s Report was adopted.**

To Do: Dan will make modification to Treasurer’s Report regarding road expenses 2020 vs. 2021 and will send to Linda. **Done✓**

Note: after meeting ended, Dan revised the numbers for 2020 vs. 2021 as of 09/08/2021 (as shown below).

	2020	2021 to date
Beginning balance January 1	\$11,657.04	\$7,912.97
Ending balance	\$7,912.97	\$12,197.74
Cash contributions (before PayPal fees)	\$11,780.00	\$14,460.00
Mailbox fees	\$300	\$0
Number of cash contributors	107	99
Participation rate	48%+	46%
PayPal contributions	40	40
PayPal fees	\$223.07	\$189.12
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Total expenses (roads, fees, insurance,..)	\$15,906.11	\$10,531.97
*Secretary & Treasurer contributions		

3. **Road projects** – Geary Hund

Discussion: Geary began the report by indicating that the storm on July 31, 2021 was the biggest storm in Monument Manor in 7-8 years and resulted in significant damage to our roads. He indicated that there are four phases to road repairs after a storm. Immediately after the storm on July 31, 2021 passed, Geary reached out to our roads contractor, Sean Molina, to start working on the following phases of roadwork:

1. Emergency actions to make the roads passable (to take care of immediate damage).
2. Push sand to the sides of the roads (to make prioritized roads passable).
3. Make repairs to the roads (by filling in deep ruts, repairing drainage features (like the rolling dips)).
4. Remove sand from sides of the roads (requires Sean to haul away the sand, an expensive action).

Immediately after the storm, Geary also ordered 10 loads of fill dirt from Nino Ficara for the repairs to be done by Sean Molina. Geary also indicated that we need to purchase at least 5 more loads of fill dirt to complete all the repairs.

For the future to prevent cuts from happening along the sides of the rolling dips, Geary is proposing a pilot program for a few places where Sean will fill the spots with large rocks/boulders.

Questions: Mark Walsh asked if the fill dirt is available for private neighbors. Bill Gilman would also like to purchase fill dirt privately. We should keep the MMNA dirt and the privately purchased dirt separate. Geary explained that the fill dirt is paid for by MMNA and that neighbors will need to purchase fill dirt on their own. Dan mentioned that neighbors are contracting with contractors separately.

TO DO: Linda will send Mark Walsh the cell phone number for Nino Ficara, fill dirt contractor. Done✓

Question: Frank Paul just asked if we ever considered repairing the holes down at the bottom of Uphill and Quail Springs near the Quail Springs mailboxes? Geary responded that this is County right away and we aren't allowed to work there for liability reasons. Geary said that MMNA would need to contact the County.

Questions: Mark Walsh asked if there is a way to remove the piles of sand along the roads? Is the sand okay for neighbors to pickup and use? Kevin Powell believes the piles of sand are unsightly and are bad for property values. Is it possible spread out the sand piled up more evenly along the roads? Kevin is particularly concerned about the piles of sand along Singletree and Uphill.

Question: Will Harner asked if there is anyone with horses in Monument Manor that may want the piles of sand?

In response to these questions, Geary raised the concerns about neighbors taking sand on their own, just in case any damage is done to a neighbor's property during the sand removal. He also indicated that it is too expensive for the MMNA to pay Sean to pick up a single scoop of sand and drive it in his tractor to a neighbor's home. It would be more efficient to have an empty dump truck available where Sean could scoop up the sand into the dump truck. As it stands, trucking away the sand from Monument Manor is an expensive task.

To Do: Geary will talk with Sean about ways to "remove" the sand piles.

Question: Robin Rorex and Jen Gagner asked who is responsible for maintaining Purple Sage Rd. **Geary clarified that MMNA only can afford to take care of a road that is served by more than one home.** If it is only one home on the road, then for now the property owner is responsible for contacting a contractor to make road repairs. Robin and Jen indicated that they are the only home on Purple Sage Rd.

Questions: Bill Gilman asked if we can " earmark " funds for specific areas of road repairs. Geary didn't believe this is the best way forward for "all" our roads. Dan Stork reminded group that MMNA works to maintain **8 miles of roads in Monument Manor.**

Question: Ken Lord asked if he could take some sand, and if so how would he set this up?

TO DO: Geary indicated that he would be happy to talk with Ken off-line about projects at Ken's home.

TO DO: Linda will send Geary Hund's cell phone number to Ken Lord. Done✓

Question: Ellen Jackman sent a text message asking "whether there is an anticipated time frame for completing road work on Uphill Rd?" Geary indicated that Sean Molina has been given the approval to begin repairs to Uphill Rd this week. Geary will ask Sean for an update.

Dan Stork thanked Will Harner for dragging our roads after a storm. Will has done this for years. Will wanted to let the community know that where he currently stores the road drag will soon not be available, as the current owner (Connie Hare) will planning to sell her property.

Geary suggested that he would like to talk with Sean Molina for the name of a possible second contractor for post-storm repairs (in the event Sean's work schedule is full).

4. **Future fundraising for the roads:** Geary believes we should do another Monsoon-based fund raising letter to cover current and anticipated costs for future storms. Bill thinks we need a clear description of why we are asking for these monies.

For new Monsoon Road Repair Fund Drive

TO DO: Geary will create written status of road projects/repairs and expenses for current and future projects.

TO DO: Bill will write appeal fund drive letter. Done✓

TO DO: Linda will send everyone copy of November 2018 Monsoon Road Repair Fund Drive letter. Done✓

5. **Signage for Lobo Pass (north of Quail Springs):** Ron Bastrup reminded the group of the on-going issue with vehicles getting stuck in the sand on Lobo Pass, north of Quail Springs. He suggested that MMNA needs to post signage about the danger/warning of driving on this treacherous road. The group agreed that we don't want to post anything that indicates it is only for 4-wheel drive vehicles because this might encourage more vehicles to travel on the road. Danger, Warning etc.

TO DO: Ron will come up with different signage working for Lobo Pass (for two different signs). Done✓

After the meeting on September 8, 2021 Ron meeting the following for signage: "The best standard sign I could find to suit our purpose is a simple 'Rough Road'" sign. These signs are available from several manufacturers and are either yellow or orange triangle. I think this should be enough of a warning to get people to look before they run into trouble. There are "turn around" places at both ends of the rough spot that have been used by alert drivers. I suggest the signs be placed at these points to reinforce the message."

TO DO: WHO IS GOING TO ORDER THE SIGNS? INSTALL THE SIGNS?

6. **New Proposed West Entrance Station:** Bill thought we needed to remind neighbors to send in their comments regarding the proposed new West Entrance Station. Comments are due September 17, 2021.

TO DO: Linda will send a reminder email out regarding the new west entrance station. Done✓

7. Signage: Geary suggests that he would like to work on speed limit signs.

TO DO: Geary will write up a new signage plan including costs.

8. **Pre-approved annual expenditure of up to \$1,500 for repair or maintenance.** Geary suggested we raise the pre-approved amount (without required board approval) from \$1,500 to \$3,000. Everyone was in agreement but Dan reminded the group that changes to the Bylaws must be made at the General Meeting and the next one is tentatively scheduled for March 2022. In the meantime, board members should be more responsible via email to Geary's requests for funds to repair the roads after a storm.

TO DO: Dan will look at the Bylaws. Done✓

See wording from current Bylaws below and provided for these minutes on September 8, 2021 by Dan Stork.

2.1. Roads. Maintenance of safe roads is the main concern of the MMNA. To this end, a road committee will be established with a pre-approved annual expenditure of up to \$1500 for per repair or maintenance. If all or a portion of the 1,500 dollars is expended in making repairs resulting from a storm damages, the majority of the board members, other than the Road chairperson, may pre-approve up to another 1,500 dollars for maintenance and repairs. Pre-approved funds do not apply to the construction of new facilities such as preventative maintenance structures. Repairs of over \$1500 or the construction of new facilities must be approved by a majority of the Board members other than the Road chairperson.

9. **Geary Hund thanked everyone for joining the board meeting today.**
10. **Bill Gilman thanked Geary for his efforts on the roads after the storm.**
11. **Adjourn: 6:05pm.** Dan Stork declared meeting adjourned. Adoption of motion closed meeting.
12. **Next board meeting: beginning of December 2021.**

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